State Fair

State Fair is generally bounded by Eight Mile to the north, the Highland Park city limits to the south, the Canadian National Railroad to the east, and Woodward to the west. The Michigan State Fairgrounds occupies one-fourth of the area's acreage.

Losing almost a quarter of its population between 1990 and 2000, State Fair has experienced one of the highest rates of population loss in the City. Accompanying the loss in population, State Fair lost more than twenty percent of its housing units between 1990 and 2000. The amount of vacant land creates considerable opportunity for reinvestment.

Approximately one-fourth of all residents in State Fair are foreign born, and more than eighty percent of those foreign-born residents hail from the Middle East. Over one third of State Fair residents are under the age of 19. More than fifty percent of State Fair adults have completed high school, and less than ten percent of adults have earned a college degree. State Fair contains one of the highest concentrations of low-income households in the City. Forty-four percent of households earn less than $15,000 per year.

- **Neighborhoods and Housing**

Issues: There are some stable neighborhoods in State Fair. But, the loss of housing units has left a number of vacant parcels throughout the community and many more housing units remain vacant.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area south of Seven Mile and the area east of Woodward through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Demolish vacant and/or dangerous structures and encourage rehabilitation and infill housing in the central area north of Seven Mile, and the area east of Jon R.

- **Retail and Local Services**

Issues: Despite the loss in population and the blighted commercial corridors, the growth of ethnic communities in the area provides the potential to bring new vitality to commercial corridors.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Take advantage of the traffic volumes and regional prominence of Woodward to attract more intense commercial activity.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: Develop neighborhood commercial nodes along John R, Seven Mile and McNichols with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

GOAL 5: Develop a retail center

Policy 5.1: Develop a large-scale retail node at the southeast corner of Woodward and Eight Mile.

GOAL 6: Improve the appearance of commercial areas

Policy 6.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement along John R, Seven Mile and McNichols.

- **Industrial Centers**

Issues: State Fair's industrial areas have some moderately sized vacant sites available for redevelopment. But, industrial uses attract high volumes of truck traffic that can adversely impact the health and safety of local residents.

GOAL 7: Increase the viability of industrial areas

Policy 7.1: Redevelop the underutilized sites in the corridor by attracting new and encouraging small-scale industries to use the land for expansion or relocation.

GOAL 8: Reduce conflicts between industrial and residential areas

Policy 8.1: Establish and enforce designated truck routes to and from the Chrysler Freeway and Eight Mile.

Policy 8.2: Buffer the negative impacts of industrial land uses upon residential areas along the eastern edge.

- **Parks, Recreation and Open Space**

Issues: The community is lacking year-round recreational opportunities for youth. The State Fairgrounds has recreational space and facilities. Access to neighboring Palmer Park is difficult given the heavy volume of traffic along Woodward Avenue.

GOAL 9: Increase open space and recreational opportunities

Policy 9.1: Support diverse, year-round recreational activities at the State Fairgrounds.

GOAL 10: Increase access to open space and recreational areas

Policy 10.1: Develop greenways to and from Palmer Park, including pedestrian crossing and signage at Woodward.

- **City Design**

Issues: Woodward is the major thoroughfare connecting with other cities in the region. Woodward lacks distinctive or distinguishing features to welcome people as they travel through the region.

GOAL 11: Promote major thoroughfares as attractive gateways to the City

Policy 11.1: Incorporate streetscape, landscape and signage improvements at the Woodward and Eight Mile intersection.

Table 1 - 6

City of Detroit
Master Plan of Policies

2000 Census - Demographic Profile

Neighborhood: State Fair

Total Population	**9,025**
1990 Population	11,812
1990 to 2000 Change	-2,787
Percent Change	-23.59%

Race

White Only	2,259	25.03%
Black or African American Only	5,738	63.58%
American Indian and Alaska Native Only	17	0.19%
Asian Only	55	0.61%
Native Hawaiian and Other Pacific Islander Only	4	0.03%
Other Race Only	42	0.47%
Two or More Races	910	10.08%

Hispanic Origin

Hispanic Origin (Any Race)	23	0.25%
1990 Hispanic Origin	258	
1990 to 2000 Change	-235	
Percent Change	-91.09%	

Gender

Male	4,389	48.63%
Female	4,636	51.37%

Educational Attainment

Population 25 or older	4,719	52.29%
HS Graduate or Higher	2,506	53.10%
Assoc. Degree or Higher	397	8.41%

Age

Youth Population (Under 18 Years Old)	3,304	36.61%
1990 Youth Population	4,298	
1990 to 2000 Change	-994	
Percent Change	-23.13%	
0 to 4 Years Old	927	10.27%
5 to 10 Years Old	1,295	14.35%
11 to 13 Years Old	482	5.34%
14 to 17 Years Old	600	6.65%
18 to 24 Years Old	1,002	11.10%
25 to 44 Years Old	2,524	27.97%
45 to 64 Years Old	1,517	16.81%
65 Years Old and Older	678	7.51%

Households

Households	2,886	
Average Household Size	3.12	
Population in Group Quarters	10	0.11%
Population in Households	9,015	
Family Households	1,944	67.36%
Married Couple Family	854	43.93%
Female Householder Family	881	45.32%
One Person Households	830	28.76%

Housing Units

Housing Units	3,414	
1990 Housing Units	4,356	
1990 to 2000 Change	-942	
Percent Change	-21.63%	
Vacant Housing Units	521	15.26%
Occupied Housing Units	2,893	84.74%
Owner Occupied	1,007	34.81%
Renter Occupied	1,886	65.19%

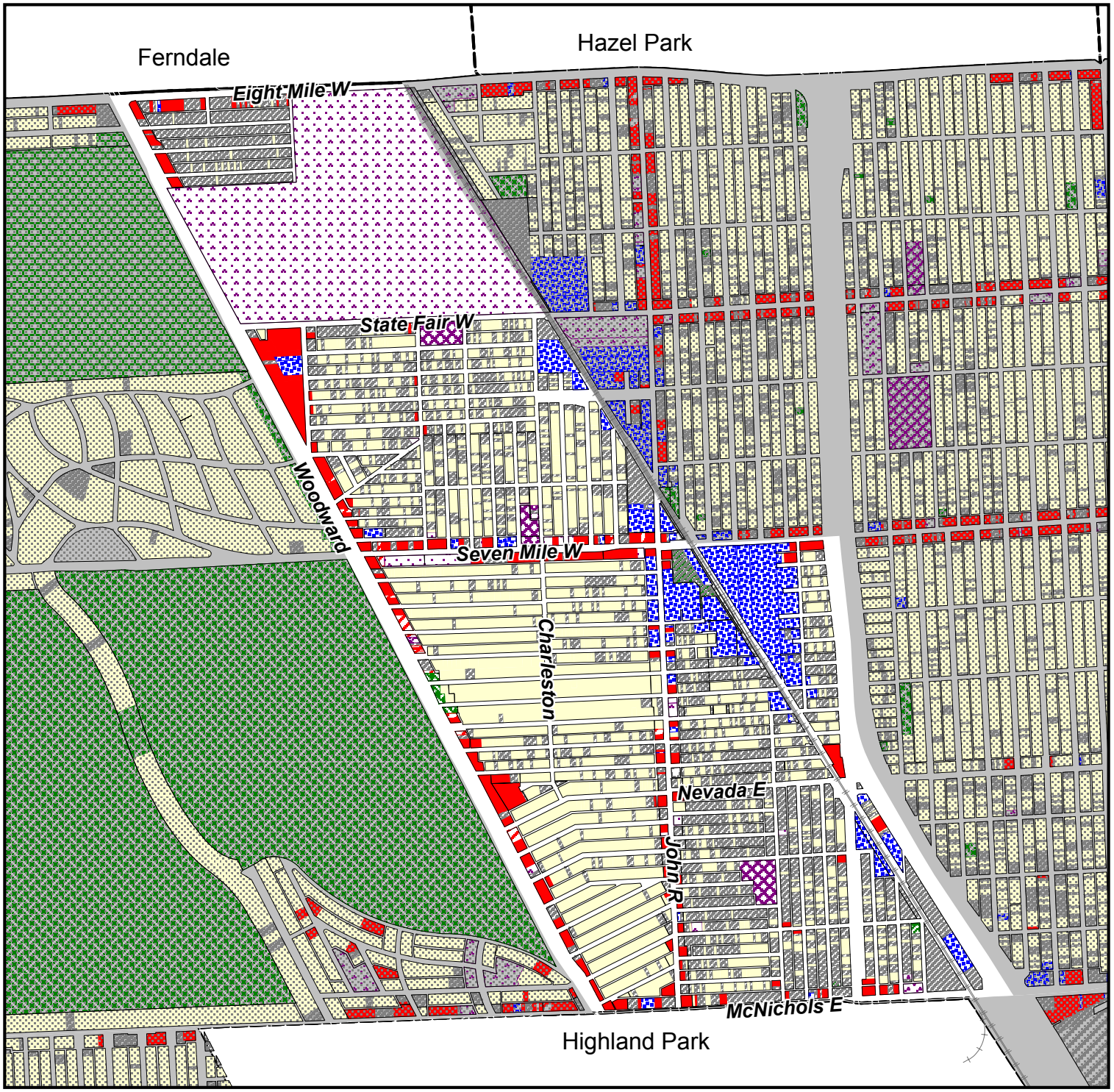
Housing Value

Owner Occupied Units	812	
Less Than $15,000	92	11.33%
$15,000 to $29,999	152	18.72%
$30,000 to $49,999	230	28.33%
$50,000 to $69,999	152	18.72%
$70,000 to $99,999	81	9.98%
$100,000 to $199,999	105	12.93%
$200,000 or More	0	0.00%

Household Income

Less Than $10,000	932	32.29%
$10,000 to $14,999	333	11.54%
$15,000 to $24,999	531	18.40%
$25,000 to $34,999	276	9.56%
$35,000 to $49,999	262	9.08%
$50,000 to $74,999	262	9.08%
$75,000 or More	290	10.05%

City of Detroit, Planning and Development Department, Planning Division
Data Source: U.S. Census Bureau; 1990 and 2000 Census; Summary File 3



Map 1-6A

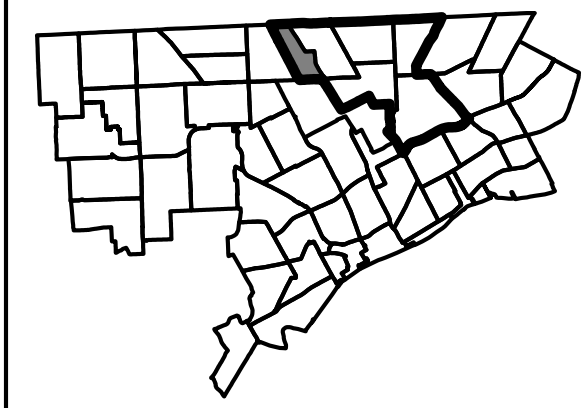
City of Detroit Master Plan of Policies

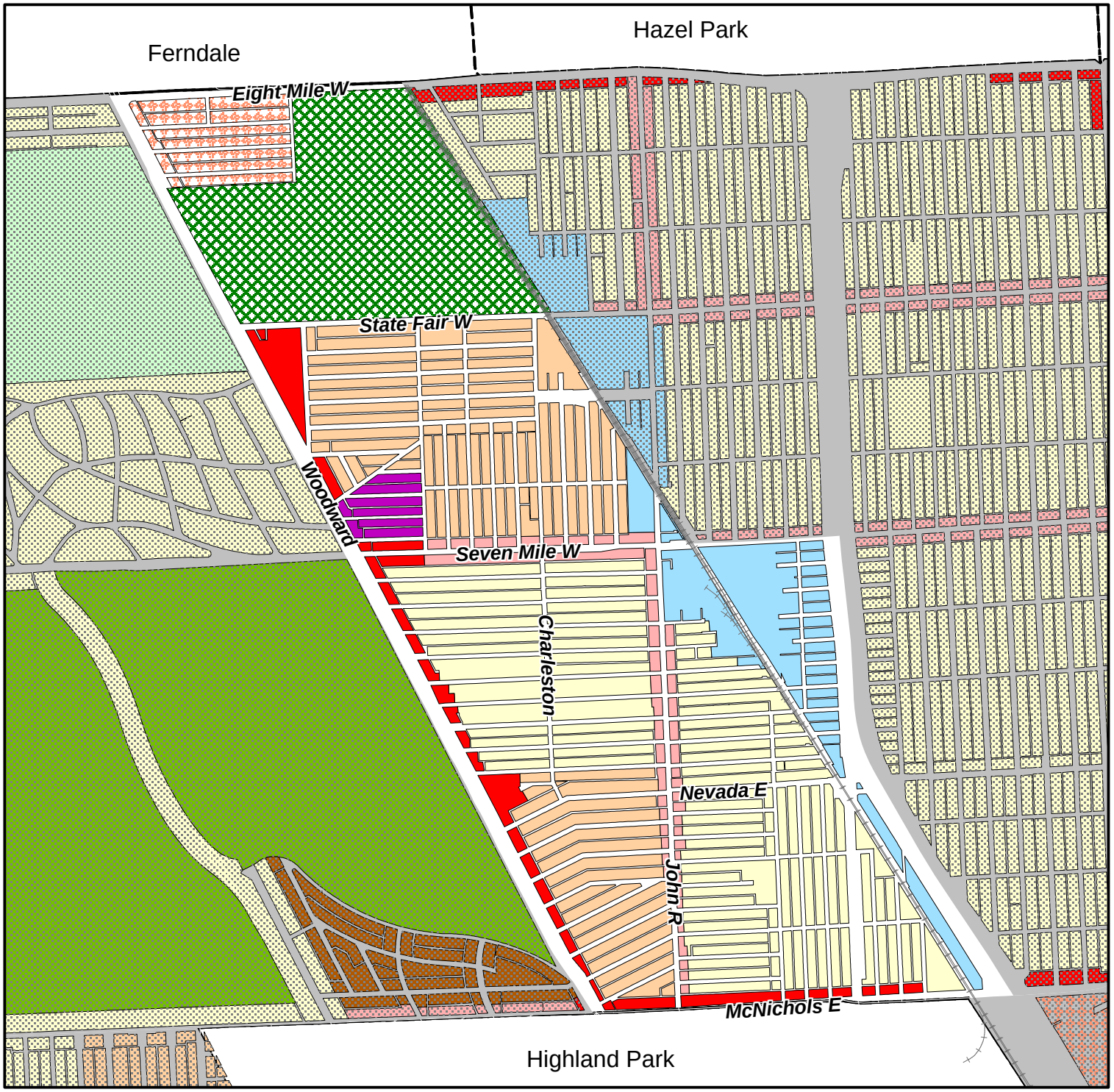
Neighborhood Cluster 1
State Fair

*Existing Land Use * -*

- Residential
- Commercial
- Office
- Industrial
- Transportation
- Utilities/Communication
- Hospital/Clinic
- School - Primary/Secondary
- School - Other
- College/University
- Institutional
- Cemetery
- Recreation/Open Space
- Vacant

** January 2000 Existing Land Use. Sources:*
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).

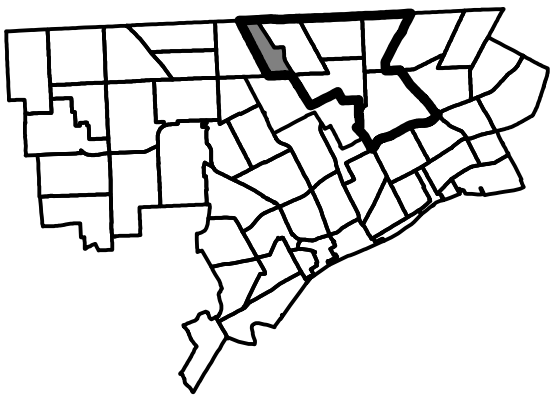




Map 1-6B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1
State Fair

Future Land Use -

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Major Commercial
- Retail Center
- Neighborhood Commercial
- Thoroughfare Commercial
- Special Commercial
- General Industrial
- Light Industrial
- Distribution/Port Industrial
- Mixed - Residential/Commercial
- Mixed - Residential/Industrial
- Mixed - Town Center
- Recreation
- Regional Park
- Private Marina
- Airport
- Cemetery
- Institutional